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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** October 25, 2011

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance related to Signs during Vacancy

**MEETING DATE:** For Submission onto the November 1, 2011, City Council Work Session Meeting Agenda

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*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum

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APPROVAL BY CITY MANAGER:

APPROVED

NOT APPROVED

PLACED ON AGENDA FOR:

CITY ATTORNEY APPROVAL REQUIRED:

(  ) YES

(  ) NO

CITY ATTORNEY APPROVAL:

REMARKS:

To: John McDonough, City Manager

From: Ed Shoucair, Acting Director of Community Development 

Date: October 25, 2011 for Submission onto the November 1, 2011 City Council Work Session

Subject: An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance related to Signs during Vacancy

***Background:***

Staff has found that the existing provisions related to signs during vacancy do not address the advertising needs of the real estate community as it relates to marketing properties that are for sale or lease. Currently, signs during vacancy are permitted as follows:

Signs during Vacancy. Developments in which there are vacant lots, units, and/or tenant spaces shall be entitled to one such sign per access-providing street frontage of the development. Signs during Vacancy shall not exceed 16 square feet in area, shall have a maximum height of five (5) feet, and shall not be internally illuminated. Signs during Vacancy shall be allowed for a period not exceeding ninety (90) days with no more than two (2) such 90-day periods being permitted per calendar year per lot. Any development with a permit for a Sign during Vacancy shall be prohibited from having Standard Informational Signs and/or Banners during the 90-day permit period.

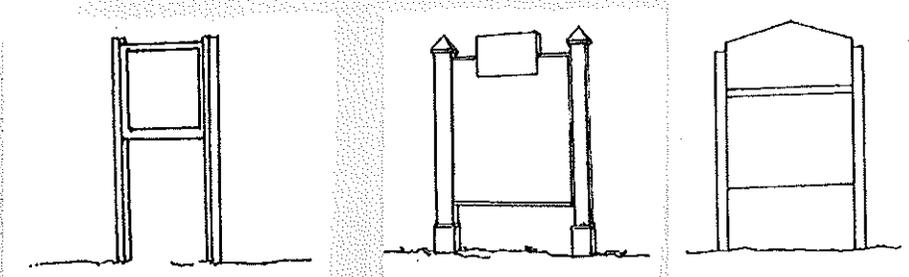
***Discussion:***

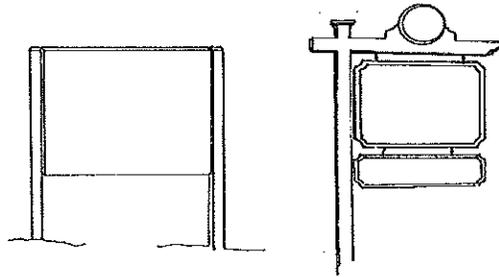
At the September 20, 2011 Mayor and City Council meeting, the Council directed staff to begin preparation of an amendment for signs during vacancy.

***Department of Community Development Recommendation:***

At this time staff is recommending the following changes be made to the signs during vacancy provisions:

1. Signs during vacancy shall be permitted for a period of six (6) months with one (1) 6-month administrative extension by staff.
2. The design standards for signs during vacancy should be expanded to include material (e.g. wood, aluminum) and schematic (e.g. monument-style, traditional) requirements.





3. The allowance for a sign during vacancy for multifamily developments could be based on an occupancy level of 90% or less.
4. The modified ordinance should expire two (2) years from the date of adoption with implementation reporting by staff and re-review by Council at that time.

***Alternatives:***

The Mayor and City Council could choose to amend or not approve the changes prepared by staff.

***Tentative Schedule:***

Planning Commission – November 17, 2011

Mayor and City Council – December 6 and 20, 2011